

Exhibit 9

EPCAL Proposed Sub-Division - Infrastructure Costs

Col. 1	Col.2
Item	Capital Costs (2015 \$)
1 Sanitary Sewer Construction	\$5,230,000
2 Sanitary Pump Station Construction	\$4,810,000
3 Sanitary Force Main Construction	\$1,390,000
4 Storm Sewer & Recharge Bed Construction	\$7,170,000
5 Water Main Construction	\$3,290,000
6 Roadway Construction (incl. Street Lighting)	\$13,410,000
7	Subtotal Construction
	\$35,300,000
8 Design Engineering	\$2,630,000
9 Construction Inspection & Engineering	\$1,080,000
10	Subtotal Engineering
	\$3,710,000
11 Soil Borings	\$50,000
12 Survey & New Utility Mapping	\$600,000
13	Subtotal Specialty Services
	\$650,000
	Escalation - 6 years at 3% per year
14	Total Budgetary Investment for EPCAL Infrastructure:
	\$47,400,000

Additional budget for Sewage Treatment Plant Upgrade to 0.300 MGD = \$12,000,000

Total Budgetary Investment for EPCAL Infrastructure including STP: \$59,400,000

Notes:

Construction Line items include a 20% contingency

Does not include cost for utility gas and electric infrastructure.

STP Upgrade Cost does not include escalation; STP project expected to begin construction in 2016

Based on plans prepared for subdivision approval dated August 18, 2014.

Based on 2015 costs with 6-years of escalation at 3%/year.